

PUBLIC HEARING ITEM

**LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT**

**7A
7B**

FOR MEETING OF: MAY 1, 2017

Proposal

Adoption of an Amendment to the Sphere of Influence of the Vista Irrigation District (SA16-18)

“Carole Haller Reorganization” (Vista Irrigation District)
(RO16-18)

Proponent

Property owner, by petition

Description/Justification

Proposed by petition of the property owner is a reorganization of a parcel (APN: 178-210-18) totaling approximately 0.57-acre. The single parcel is currently split between Vista ID and Vallecitos WD. The proposed reorganization involves the annexation of the subject territory to the Vista Irrigation District (ID) for the provision of water services and a concurrent detachment of the subject territory from the Vallecitos Water District (WD).

The proposed annexation area is located within the Twin Oaks Community Planning Area and existing Vista ID infrastructure is in close proximity to the subject territory. The subject unincorporated parcel is vacant and the landowner intends to develop one single family unit. In order to process the annexation to Vista ID, the District has required detachment from Vallecitos WD as a condition of the provision of water service to the subject territory. The proposed reorganization area is not located within Vista ID's adopted sphere of influence; therefore, a sphere amendment is required.

If approved, the proposed reorganization will detach the 0.57-acre from Vallecitos Water District and will no longer be within a wastewater service area. The portion of the parcel within Vista Irrigation District is already located within Buena Sanitation District (SD). Representatives of Buena SD support the inclusion of the entire parcel within their jurisdiction. However, the applicant has expressed no interest in annexation at this time. Therefore, a subsequent proposal for sewer service will be required if the landowner wishes to connect to Buena SD's sewer line in the future.

The area is surrounded by open space and agriculture. It will continue to receive fire protection services from Vista Fire Protection District. Both affected agencies (Vallecitos WD and Vista ID) are aware of the proposal and have provided the applicant with associated fees to complete the reorganization upon LAFCO approval. The Board of Supervisors has adopted a Master Property Tax Exchange Resolution for Annexation and Detachments involving Enterprise Districts that will govern any transfer of property taxes associated with these jurisdictional changes.

General Plan/Zoning

County of San Diego General Plan: North County Metropolitan Subregional Plan Area (Twin Oaks Community): Semi-Rural Residential (SR-1; 1 unit per 1, 2 or 4 gross acres); County of San Diego zoning: Agricultural (A-70; limited agriculture)

Location

The proposed reorganization area is north of Buena Creek Road; east of Foothill Drive; south of El Paso Alto; and west of Blue Bird Canyon Trail.

Executive Officer Recommendation

- (1) Find in accordance with the Executive Officer's determination, that pursuant to Section 15319(b) of the State CEQA Guidelines, the annexation is not subject to the environmental impact evaluation process because the annexation area consists of individual small parcels of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures; and
- (2) Amend the sphere of influence of the Vista Irrigation District and adopt the written Statement of Determinations as shown in Exhibit A; and
- (3) Adopt the form of resolution approving the annexation for the reasons set forth in the Executive Officer's Report, waiving the Conducting Authority proceedings according to Government Code Section 56663(c), and ordering the annexation subject to the following term and condition:

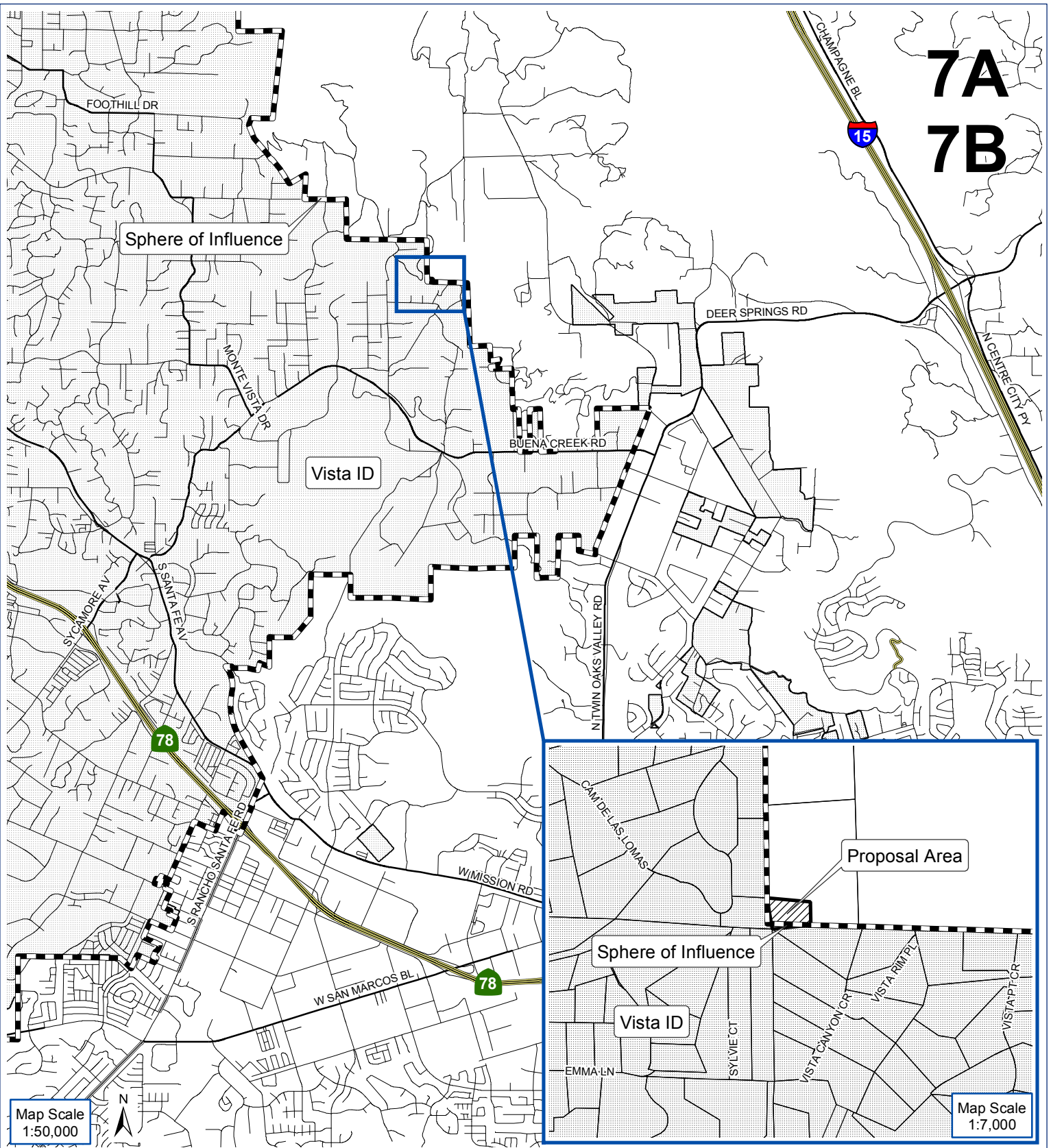
Payment by the property owner of all Vista ID application and annexation fees, connection costs, State Board of Equalization fees, Vallecitos WD detachment fees, and LAFCO processing fees.

Attachments

Vicinity Map

Exhibit A: Statement of Determinations–Vista Irrigation District

MDO:JS:trl






7A
7B

Map Scale
1:50,000

Map Scale
1:7,000

RO16-18; SA16-18

**PROPOSED "CAROLE HALLER REORGANIZATION"
TO THE VISTA IRRIGATION DISTRICT**

-  Proposal Area
-  Vista ID
-  Sphere of Influence

**RECOMMENDED STATEMENT OF DETERMINATIONS
PROPOSED SPHERE OF INFLUENCE AMENDMENT TO THE
SMALLER-THAN-DISTRICT FOR THE VISTA IRRIGATION DISTRICT**

“Carole Haller Reorganization” to the Vista Irrigation District
(RO16-18; SA16-18)

The following statement of determinations is prepared pursuant to Section 56425 of the Government Code for designation of the area shown on the attached map as an amendment to the spheres of influence for the Vista Irrigation District.

(1) The present and planned land uses in the area, including agricultural and open space lands.

The sphere amendment and annexation will allow provision of public water service to a single parcel consisting of approximately .50-acre, to be developed with one single family home. The undeveloped project site lies north of Buena Creek Road; east of Foothill Drive; south of El Paso Alto; and west of Blue Bird Canyon Trail. The area is surrounded by open space and agriculture.

(2) The present and probable need for public facilities and services in the area.

Existing Vista Irrigation District infrastructure is in close proximity to the subject territory which is currently vacant; however, the landowner is proposing the development of a single family unit upon connection to Vista ID. In order to process the annexation to Vista ID, the District has required detachment from Vallecitos Water District as a condition of the provision of water service to the subject territory. The portion of the parcel within Vista Irrigation District is already located within Buena Sanitation District (SD). Representatives of Buena SD support the inclusion of the entire parcel within their jurisdiction. However, the applicant has expressed no interest in annexation at this time. Therefore, a subsequent proposal for sewer service will be required if the landowner wishes to connect to Buena SD's sewer line in the future.

(3) The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The Vista Irrigation District has existing water infrastructure adjacent to the property, and has sufficient capacity to serve the site subsequent to the annexation. The Vista Irrigation District provides potable water service within approximately 33 square miles in north San Diego County. VID includes all—except a very small section—of the City of Vista; limited areas in the Cities of Escondido, Oceanside, and San Marcos; and unincorporated territory between the cities.

- (4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.**

Social and economic communities of interest are not relevant in considering this sphere amendment.

- (5) For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.**

The sphere amendment and annexation do not involve a disadvantaged unincorporated community; therefore the determination does not apply. There are currently no disadvantaged unincorporated communities near the proposal area. Refer to the SB244 Local Agency Matrix approved by the San Diego Local Agency Formation Commission on March 4, 2013 for the status of disadvantaged unincorporated communities and the Olivenhain Municipal Water District.